



49 St. Davids Road
Southsea, PO5 1QJ

Asking Price £485,000 Council Tax Band D



Tullys

49 St. Davids Road

Southsea, PO5 1QJ

*** ST DAVIDS ROAD *** *** A SUBSTANTIAL FAMILY HOME IN NEED OF SOME IMPROVEMENT ***

*** NO FORWARD CHAIN *** *** VACANT POSSESSION *** *** CONVERTED BASEMENT HOUSING TWO HABITABLE ROOMS ***

A substantial and impressive period home located in one of the most requested roads in Southsea,

This well proportioned home is now in need of general updating but retains many period features such as fireplaces and surrounds, cornicing and wooden sash windows and boasts three receptions rooms as well as three bedrooms, two bathrooms and two converted basement rooms each with natural light.

This is a fantastic opportunity to purchase a sensibly priced period home with enormous potential.

LOUNGE

15'8" x 12'5" (4.80 x 3.79)

RECEPTION 2

13'8" x 10'5" (4.18 x 3.20)

DINING ROOM

18'0" x 10'3" (5.49 x 3.14)

KITCHEN

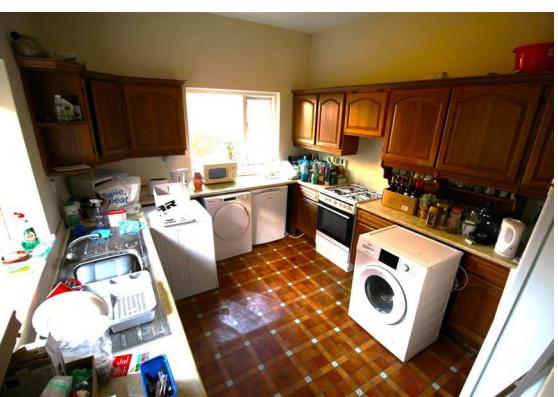
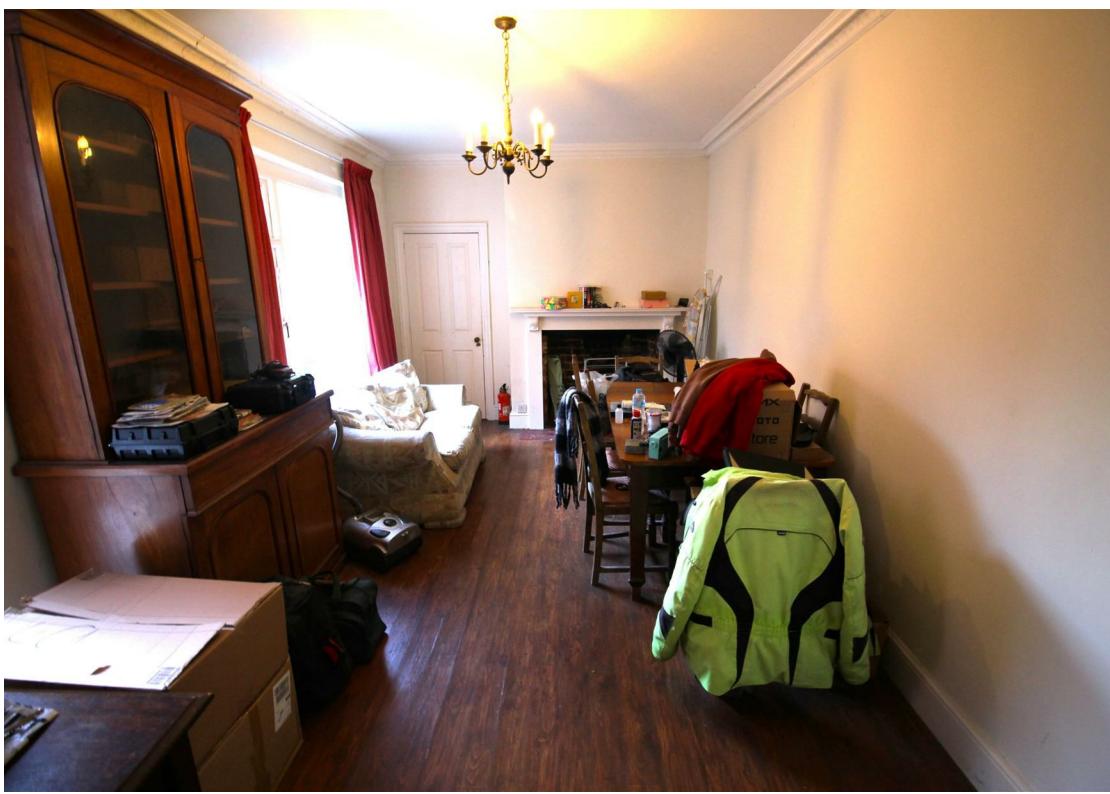
12'11" x 10'6" (3.95 x 3.21)

BEDROOM 1

13'10" x 16'9" (4.23 x 5.12)

BEDROOM 2

13'9" x 10'5" (4.20 x 3.19)





BEDROOM 3
11'6" x 10'4" (3.52 x 3.17)



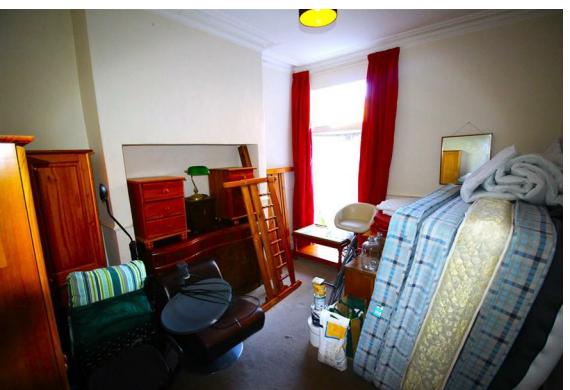
BATHROOM
8'7" x 6'10" (2.63 x 2.10)

SHOWER ROOM
11'6" x 10'4" (3.52 x 3.17)

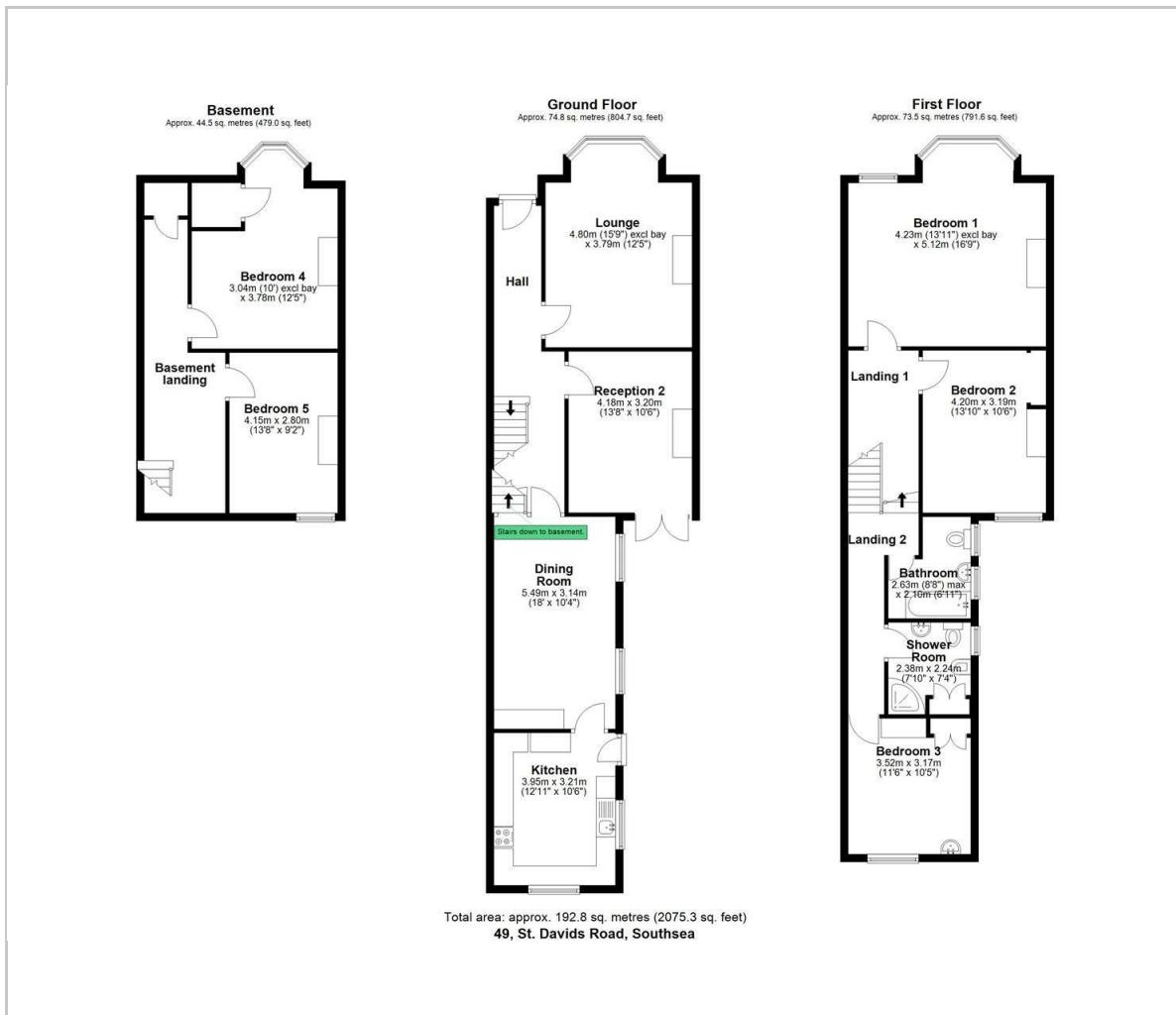
BASEMENT

BEDROOM 4
9'11" x 12'4" (3.04 x 3.78)

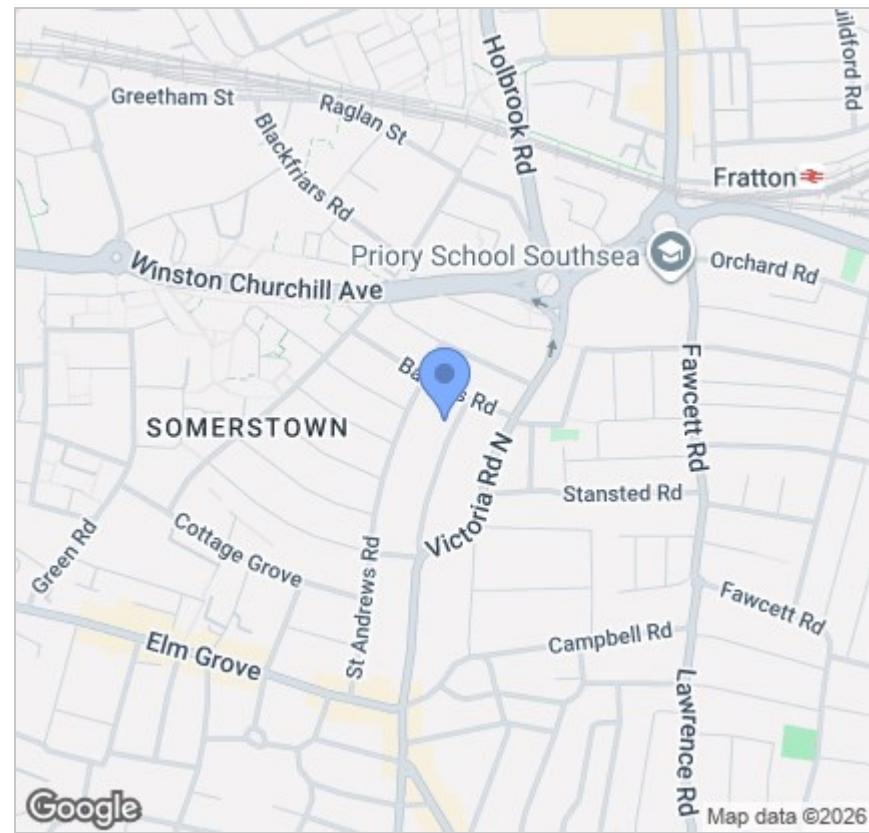
BEDROOM 5
13'7" x 9'2" (4.15 x 2.80)



Floor Plan



Area Map



Viewing

Please contact our Southsea Office on 023 9273 2241 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			